

TURNAROUND EASEMENT

MJC Woodland Crossing LLC, a Michigan limited liability company ("Grantor"), whose registered office is located at 46600 Romeo Plank Rd., Ste. 5, Macomb, MI 48044 grants to the CITY OF ROCHESTER HILLS, a Michigan municipal corporation, of 1000 Rochester Hills Drive, Rochester Hills, Michigan 48309, an easement for the construction, operation, maintenance, repair and/or replacement of a paved 30' x 30' turnaround for fire and emergency access on, under, through and across land more particularly described in the attached Exhibit A.

Sidwell Nos. 15-25-352-017 and 15-25-352-018

All property disturbed or altered, now or in the future, by reason of the construction, operation, maintenance, repair and/or replacement of the turnaround access shall be restored by the City to its immediately prior condition, except to the extent permanent improvements or alterations necessary to the use and exercise of easement rights granted hereunder are made.

The easement shall be irrevocable and non-exclusive, and Grantor and Grantor's successors and assigns may use and enjoy the easement area in common with the City.

Grantor expressly reserves to Grantor and Grantor's successors and assigns, so long as there is no interference with the construction, operation, maintenance, repair and/or replacement of the turnaround access: (a) the right of ingress and egress over, through and across the easement, and (b) the right to grant other non-exclusive easements and rights-of-way across, over, under and through the easement parcel, with the condition that prior to such a grant written consent shall be obtained from the City.

Exempt from Transfer Taxes under MCL 207.505(a) and 207.526(a).

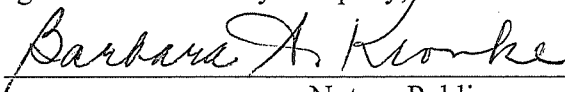
IN WITNESS HEREOF, the undersigned have hereunto affixed their signatures on this 12th day of September, 2019.

MJC WOODLAND CROSSING LLC,
a Michigan limited liability company

By: 
Name: Michael A. Chirco
Title: Manager

STATE OF MICHIGAN)
) SS
COUNTY OF MACOMB)

On this 12th day of September, 2019, the foregoing instrument was acknowledged before me by Michael A. Chirco, Manager of MJC Woodland Crossing LLC, a Michigan limited liability company, on behalf of and by authority of the company.


_____, Notary Public
_____, County, Michigan
Acting in _____ County, Michigan
My Commission Expires:

Drafted by:
Michele J. Chirco, Esq.
c/o MJC Companies
46600 Romeo Plank Rd., Suite 5
Macomb, MI 48044

When Recorded return to: *Clerks Dept.*
City of Rochester Hills
1000 Rochester Hills Dr.
Rochester Hills, MI 48309

John Staran
Approved 9/25/19

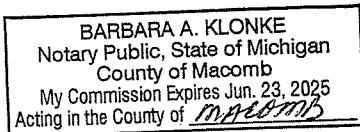
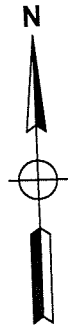
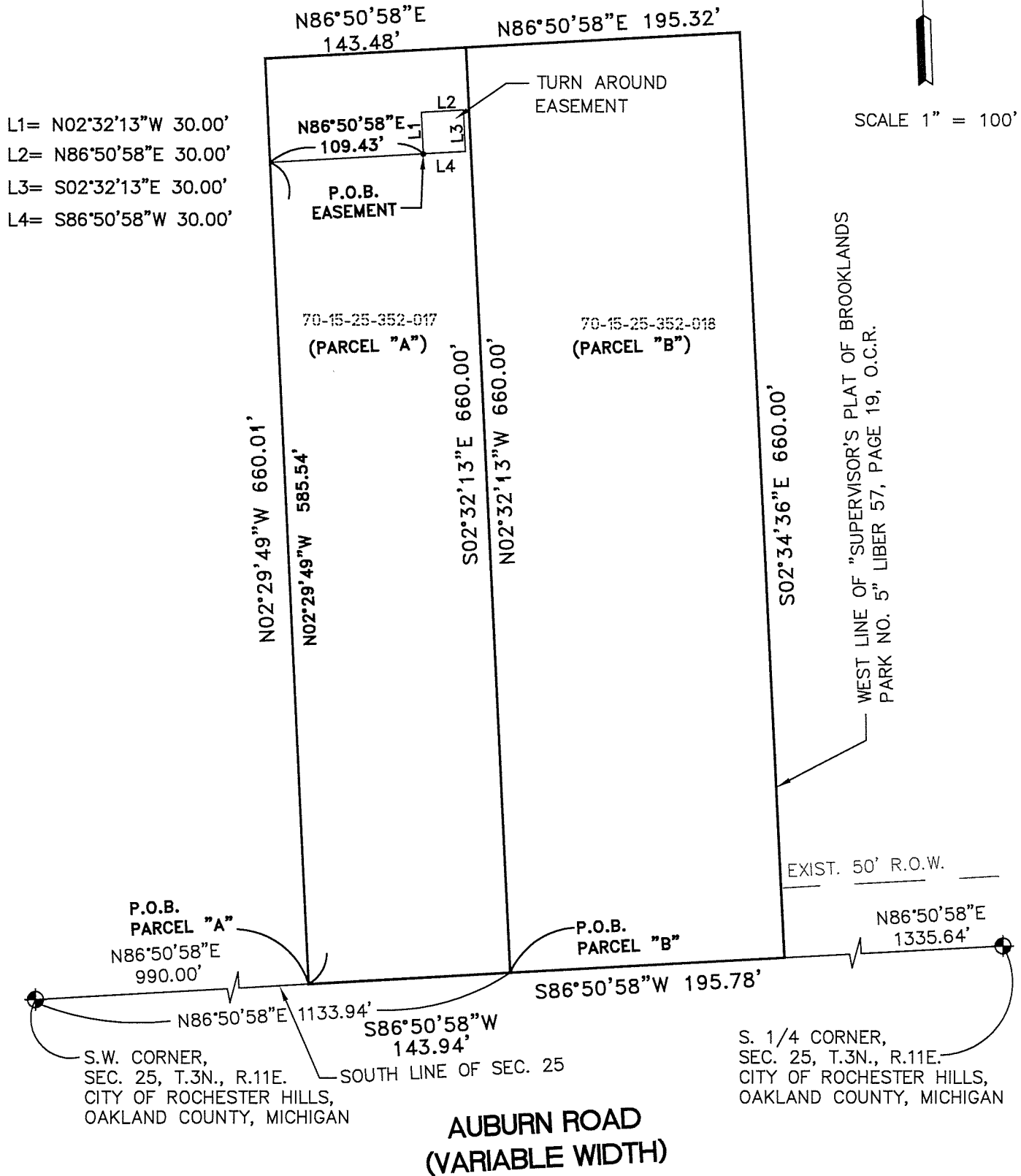


EXHIBIT "A"



SCALE 1" = 100'



BASIS OF BEARING:
 BEARINGS ARE BASED ON CERTIFICATE OF SURVEY AS RECORDED IN LIBER 53005, PAGE 759 O.C.R.

APPROVED 10/11/19

	LAND DEVELOPMENT CONSULTING SERVICES, INC. 46600 ROMEO PLANK, SUITE 2 MACOMB, MI 48044		PHONE: (586)868-2350 FAX: (586)868-2351
	WOODLAND CROSSING 1171-1183 E AUBURN ROAD, ROCHESTER HILLS, MICHIGAN PART OF THE SOUTHEAST 1/4 OF SEC. 25, T.3N., R.11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN,		SCALE: 1" = 100' DATE: 08-09-19 DRAWN BY: S.H.T.
TURN AROUND EASEMENT			LDCS # 17-01
MJC WOODLAND CROSSING LLC 46600 ROMEO PLANK ROAD, SUITE 5 MACOMB, MI 48044		(586)-263-1203	PAGE NO. 1

REV. 10-11-19 PER CITY ENGINEERING
 REV. 08-14-19 PER CITY ENGINEERING

EXHIBIT "B"

PROPERTY DESCRIPTION: PARCEL "A" (PARCEL ID 70-15-25-352-017):

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 25, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF AUBURN ROAD, VARIABLE WIDTH, BEING DISTANT N86°50'58"E 990.00 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N02°29'49"W 660.01 FEET; THENCE N86°50'58"E 143.48 FEET; THENCE S02°32'13E 660.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 25; THENCE ALONG SAID SOUTH LINE, S86°50'58"W 143.94 FEET TO THE POINT OF BEGINNING. CONTAINING 2.18 ACRES, MORE OR LESS, AND SUBJECT RIGHT OF WAY OVER THE SOUTHERLY 33 FEET FOR AUBURN ROAD. ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

PROPERTY DESCRIPTION: PARCEL "B" (PARCEL ID 70-15-25-352-018):

PART OF THE SOUTHWEST 1/4 OF SECTION 25, T. 3N., R. 11E., CITY OF ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, DESCRIBED AS: BEGINNING AT A POINT ON THE SOUTH LINE OF SAID SECTION 25, SAID SOUTH LINE ALSO BEING THE CENTERLINE OF AUBURN ROAD, VARIABLE WIDTH, BEING DISTANT N86°50'58"E 1133.94 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 25; THENCE N02°32'13"W 660.00 FEET; THENCE N86°50'58"E 195.32 FEET TO THE WEST LINE OF "SUPERVISOR'S PLAT OF BROOKLANDS PARK NO. 5", AS RECORDED IN LIBER 57 OF PLATS, PAGE 19, OAKLAND COUNTY RECORDS; THENCE ALONG SAID WEST LINE, S02°34'36"E 660.00 FEET TO THE SAID SOUTH LINE OF SAID SECTION 25; THENCE ALONG SAID SOUTH LINE, S86°50'58"W 195.78 FEET TO THE POINT OF BEGINNING. CONTAINING 2.96 ACRES, MORE OR LESS, AND SUBJECT RIGHT OF WAY OVER THE SOUTHERLY 33 FEET FOR AUBURN ROAD. ALSO SUBJECT TO ANY EASEMENTS AND RESTRICTIONS OF RECORD.

TURN-AROUND EASEMENT DESCRIPTION.:

PART OF THE S.W. 1/4 OF SECTION 25, T.3N., R.11E., ROCHESTER HILLS, OAKLAND COUNTY, MICHIGAN, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT DISTANCE N86°50'58"E 990.00 FEET ALONG THE SOUTH LINE OF SAID SECTION 25 AND N02°29'49"W 585.54 FEET AND N86°50'58"E 109.43 FEET FROM THE SOUTH WEST SECTION CORNER OF SAID SECTION 25; THENCE N02°32'13"W 30.00 FEET; THENCE N86°50'58"E 30.00 FEET; THENCE S02°32'13"E 30.00 FEET; THENCE S86°50'58"W 30.00 FEET TO THE POINT OF BEGINNING.

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